

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SDR-24262 - APPLICANT/OWNER:
GUILLERMO AND REINA ARELLANO**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-1907), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 9/28/07 except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect that the alterations to the existing front façade aesthetically match the remaining structure in color and texture.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.
14. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
16. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveway accessing this site from Charleston Boulevard. The driveway shall also receive approval from the Nevada Department of Transportation.
17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
18. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review to convert an existing 1,400 square foot Single Family Dwelling to a Professional Office building. The subject site is located at 10 Sacramento Drive on 0.16 acres.

As the proposed P-R Office conversion conforms to the current O (Office) General Plan Land Use and the R-1 Zoning District under a Resolution of Intent to the P-R (Professional Office and Parking) Zoning District, staff has no objection to this proposal.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved requests for a General Plan Amendment (GPA-0039-98) from L (Low Density Residential) to O (Office), and for a Rezoning (Z-0068-98) from R-1 (Single-Family Residential) to P-R (Professional Office and Parking) at 11 Ronald Lane, immediately east of the subject site, subject to a future Site Development Plan Review. The Planning Commission and staff recommended approval.
08/20/03	The City Council approved a request (GPA-1906) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density) to O (Office), and a Rezoning (ZON-1907) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on the subject site. The Planning Commission recommended approval of both items. Staff recommended denial of both items.
08/20/05	The Resolution of Intent to P-R (Professional Office and Parking) expired on the subject site without issuance of a Certificate of Occupancy.
11/16/05	The City Council approved a request for a Reinstatement and Extension of Time (EOT-9543) of an approved Rezoning (ZON-1907) from: R-1 (Single Family Residential) to: P-R (Professional Office and Parking) on 0.16 acres at 10 Sacramento Drive
9/05/07	The City Council approved a request for a Reinstatement and Extension of Time (EOT 23429) of an approved Rezoning (ZON-1907) from: R-1 (Single Family Residential) to: P-R (Professional Office and Parking) on 0.16 acres at 10 Sacramento Drive
10/11/07	The Planning Commission accepted the applicant's request for an abeyance to the 10/25/07 Planning Commission. Staff recommends denial.
12/28/05	Code Enforcement Case #37222: Numerous vehicles in front yards with "For Sale;" vehicles are also obstructing view to pull out onto Charleston Boulevard from Sacramento Drive. This case was resolved on 1/17/06

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2/23/06	Code Enforcement Case #38613: Illegal banners and signs advertising possible tax service from house. This case was resolved on 3/03/06
6/14/07	Code Enforcement Case #54402: Cited for trash and debris, overgrown weeds and grass, and illegally parked vehicle with "For Sale" sign located on front yard. This case was resolved on 8/06/07
<i>Related Building Permits/Business Licenses</i>	
No Building Permits or Business Licenses are associated with this property.	
<i>Pre-Application Meeting</i>	
8/16/07	Staff explained to the applicant the submittal requirements for a Site Development Plan Review in order to complete the P-R conversion. The approval of the Site Development plan Review is necessary in order to exercise the Rezoning approval and remove to the Resolution of Intent.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
Month/date/year	A field check was to the site was made with the following observations: <ul style="list-style-type: none"> • There is a vacant single family residence with a four-foot cyclone and wooden fence surrounding the entire site. (No 8-foot wall seen). • Large medical office complex across the street to the west. • Adjacent property to the east, from the original Rezoning request (has not been converted to P-R (Professional Office and Parking)

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property:	Single Family Residence	O (Office)	R-1 (Single Family Residential) under a Resolution of intent to P-R (Professional Office and Parking)
North:	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South:	Parking Lot (Clark County)	Clark County	Clark County
East:	Single Family Residence	O (Office)	R-1 (Single Family Residential) under a Resolution of intent to P-R (Professional Office and Parking)
West:	Medical Office/ Condominiums	SC (Service Commercial)	P-R (Professional Office and Parking)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following parking standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	60 feet	75 feet	Y
Min. Setbacks			
• Front	20 feet	30 feet	Y
• Side	5 feet	6 feet	Y
• Corner	15 feet	30 feet	Y
• Rear	20 feet	30 feet	Y
Max. Lot Coverage	50%	19.6 %	Y
Max. Building Height	Lesser of two stories or 35 feet	1 story (19 feet)	Y
Mech. Equipment	Screened & enclosed	Not shown	N*

**Condition #8 requires that the mechanical equipment be screened from view of the public right of way.*

Pursuant to Title 19.12, the following parking standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	1 Tree	1	Y
Buffer:				
Min. Trees	1 Tree/ Linear Feet	13 Trees	21	Y
TOTAL			22	Y
Min. Zone Width	8 feet		8 feet	Y
Wall Height	6 feet		6 feet (proposed)	Y

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Pursuant to Title 19.04 and 19.10, the following standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			Regular	Handi-capped	Regular	Handi-capped	
Office Use	1,400 SF*	1: 300 SF GFA	4	1	4	1	Y
SubTotal			4		5		
TOTAL (including handicap)			4		5		Y

ANALYSIS

- **Use and Zoning**

The subject site is one of two adjacent properties with frontage along Charleston Boulevard that previously rezoned to the P-R (Professional Office and Parking) Zoning District in order to allow the conversion of single-family residences to professional offices. This proposed Site Development Review for an Office use only covers the property located at 10 Sacramento Drive, and is an allowable use under the existing O (Office) General Plan Land Use. The subject site is currently zoned under an active Resolution of Intent to the P-R (Professional Office and Parking) Zoning District that was extended until and the R-1 Zoning District under a staff has no objection to this proposal.

- **Site Plan**

The provided site plan shows a proposed 1,400 square foot residential dwelling that has been reduced from the existing 1,764 square foot building. With the proposed reduction in gross floor area, the site adequately accommodates the four required parking spaces with five spaces provided. The provided site plans show more than an adequate amount of mature trees surrounding the perimeter of the property. The applicant has provided direct pedestrian access to the front entrance of proposed office use. Staff finds this proposal to be compliant with the appropriate sections of the Title 19 Zoning Code and recommend approval of this request.

- **Parking and Access**

The applicant has provided adequate parking for four regular spaces with one meeting the requirements for a van-accessible parking space per the Title 19.10 design standards. Access to the site is off of Charleston Boulevard, as staff has recommended that access not occur onto Sacramento Drive.

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- **Landscaping**

The applicant has not requested any Waivers to the Title 19.12 Landscape Buffer requirements as adequate landscaping has been provided with 24 trees placed around the perimeter of the property and in two tree clusters.

- **Elevations**

The provided elevations show the proposed Office conversion will retain the same finish and appearance of the existing Single Family Residence. The gray asphalt shingles with all-white stucco finish are typical of the residential properties in the immediate neighborhood.

- **Floor Plan**

The provided floor plan shows a 1,400 square foot (gross) building with a relatively open floor plan. Two 200 square-foot offices and a 300 square-foot computer room are located around a central 400 square-foot front lobby area. Two public restrooms are provided as well.

FINDINGS

1. **The proposed development is compatible with adjacent development and development in the area;**

The existing General Plan land use designation of the subject site is O (Office). The proposed P-R (Professional Office and Parking) zoning district is in conformance with this designation. The adjacent property to the east and west have been Rezoned to the P-R (Professional Office and Parking) zoning district with commercial uses occurring to the south in Clark County.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed P-R (Professional Office and Parking) zoning district is compatible with similar zoning to the east and west of the site and with the commercial development to the south across Charleston Boulevard in Clark County. Plans for the conversion of the site depict a significant amount of perimeter landscaping along the northern perimeter wall to buffer commercial uses from residential uses.

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3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The subject site has access to Sacramento Drive, a 50-foot wide local street, and to Charleston Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Although Charleston Boulevard is adequate to meet the requirements of the proposed zoning district, the Public Works Department may have issues with maintaining the access to Charleston Boulevard as shown on the site plan. As a condition of approval, direct access to Sacramento Drive will be prohibited.

As a general note, Public Works would always prefer to see adjacent property owners' work together to present multi-lot conversions with common access drives and common parking areas wherever possible.

4. Building and landscape materials are appropriate for the area and for the City;

The existing and proposed building materials have been conditioned to remain aesthetically consistent in color and texture; the proposed landscape materials are appropriate for the immediate area and for the City.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed P-R Office conversion will be modifying the structure of the existing 1,764 square foot house to reduce the gross floor area to 1,400 square feet. The remaining structure will retain the existing materials. The proposed changes to the front elevation have been conditioned to match the existing finish upon submitting for building permits.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The site will be subject to inspections and licensing and will not endanger the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 12

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SENATE DISTRICT 10

NOTICES MAILED 230

APPROVALS 2

PROTESTS 5